

081.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

671,600 / 671,600

USE VALUE:

671,600 / 671,600

ASSESSED:

671,600 / 671,600

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2		RONALD RD, ARLINGTON

**OWNERSHIP**

Owner 1:	DOKOS CONSTANTINE P-ETAL	Unit #:	
Owner 2:	DOKOS ANGELIQUE C		
Owner 3:			

Street 1: 2 RONALD ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains 5,046 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Clapboard Exterior and 1675 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5046		Sq. Ft.	Site		0	70.	1.13	5									399,965						400,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							5046.000		266,900		4,700		400,000		671,600							
Total Card							0.116		266,900		4,700		400,000		671,600		Entered Lot Size					
Total Parcel							0.116		266,900		4,700		400,000		671,600		Total Land:					
Source: Market Adj Cost									Total Value per SQ unit /Card:		400.96		/Parcel: 400.9				Land Unit Type:					

**PREVIOUS ASSESSMENT**

Parcel ID									Parcel ID		081.0-0002-0004.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	266,800	4700	5,046.	400,000	671,500	671,500	Year End Roll	12/18/2019		
2019	101	FV	211,500	4700	5,046.	405,700	621,900	621,900	Year End Roll	1/3/2019		
2018	101	FV	218,300	4700	5,046.	302,800	525,800	525,800	Year End Roll	12/20/2017		
2017	101	FV	218,300	4700	5,046.	274,300	497,300	497,300	Year End Roll	1/3/2017		
2016	101	FV	218,300	4700	5,046.	262,800	485,800	485,800	Year End	1/4/2016		
2015	101	FV	205,700	4700	5,046.	222,800	433,200	433,200	Year End Roll	12/11/2014		
2014	101	FV	205,700	4700	5,046.	211,400	421,800	421,800	Year End Roll	12/16/2013		
2013	101	FV	205,700	4700	5,046.	201,100	411,500	411,500		12/13/2012		

**SALES INFORMATION**

TAX DISTRICT							PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
	17466-15		10/1/1986		193,000	No	No	Y		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2014	1048	New Wind	17,039	8/21/2014				Replace 12 windows
7/20/2012	912	New Wind	12,195					REPL 9 WINDOWS
10/16/2009	1001	New Wind	13,390					
12/17/2008	1508	Manual	5,698	C				replace gutters
9/16/1996	459	Manual	4,500					REROOF

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	BS	Barbara S
4/3/2009	Meas/Inspect	163	PATRIOT
4/1/2009	Measured	197	PATRIOT
1/12/2000	Meas/Inspect	264	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**EXTERIOR INFORMATION**

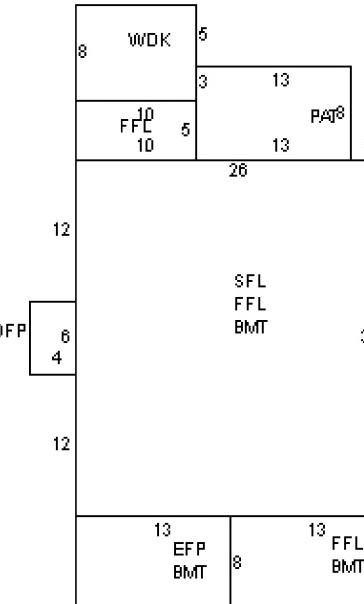
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	3 - Gambrel	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

PDAS.

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 3
	Baths: 1	HB

**REMODELING****RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	8	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	8	3	

**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1920
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G10
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1920	21.93	T	40	101			4,700			4,700

**PARCEL ID** 0810-0002-0004.0

**IMAGE**